

**Note: The following case(s) is/are included in this ad.**  
**Click on the process number or applicant's name to go directly to the ad.**

<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>04-216</u></a>	<a href="#"><u>B. F. I. TAMIAMI L. L. C.</u></a>
<a href="#"><u>05-052</u></a>	<a href="#"><u>JORGE &amp; CRISTINA PEREZ</u></a>

APPLICANT: B. F. I. TAMIAMI L. L. C.

- (1) RECONSIDERATION of a portion of Resolution CZAB11-40-99, passed and adopted by Community Zoning Appeals Board #11, which rezoned the subject property from GU to RU-3M, and only as applied to the subject property, all in accordance with 33-319(k)(2) & (3) of the Miami-Dade County Code for the purpose of reaffirming the present RU-3M zoning as appropriate, or rezoning to an appropriate category.\*

SHOULD THE BOARD REAFFIRM THE RU-3M ZONING, THEN THE FOLLOWING:

- (2) RU-3M to IU-1

IF THE CURRENT RU-3M ZONING IS NOT REAFFIRMED, THE BOARD IS AUTHORIZED TO REZONE THE PROPERTY TO GU. IN THAT EVENT, THE APPLICANT MAKES THE FOLLOWING REQUEST:

- (3) GU to IU-1

\*Should the Community Zoning Appeals Board wish to rezone to another category which is not within the scope of this advertisement then this application must be deferred with leave to amend to advertise such proposed rezoning.

- (4) DELETION of a Declaration of Restrictions recorded in Official Records Book 18842 at Pages 4265 through 4279, and only as applied to the subject property.

The purpose of request #4 is to remove a requirement that the property be developed in accordance with a site plan for a multiple-family development, to allow the applicant to build in accordance with the proposed IU-1 zoning.

Upon a demonstration that the applicable standards have been satisfied, approval of request #4 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: PARCEL I: A portion of the NE¼ of Section 22, Township 55 South, Range 39 East, more particularly described as follows:

Commence at the Northeast corner of said Section 22; thence run S01°21'22"W, along the east line of said Section 22, for a distance of 898.26' to a point; thence run N89°46'56"W for a distance of 55.01' to the Point of beginning of the hereinafter described parcel; thence continue N89°46'56"W for a distance of 526.32' to a point; thence run N68°16'45"W for a distance of 214.49' to a point on a circular curve concave to the Northwest, said point bears S68°21'00"E from the center of said curve; thence run SW/ly along the arc of said curve, having for its elements a central angle of 05°08'05" and a radius of 5,000' for an arc distance of 448.09' to a point; thence run S89°46'44"E for a distance of 901.5' to a point on the W/ly right-of-way line of S.W. 137 Avenue; thence run N01°21'22"E for a distance of 330.71' to the Point of beginning.

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APPLICANT: B. F. I. TAMIAMI L. L. C.

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AND: PARCEL II: A portion of the NE¼ of Section 22, Township 55 South, Range 39 East, more particularly described as follows:

Commence at the Northeast corner of said Section 22; thence run S01°21'22"W, along the east line of said Section 22, for a distance of 1,228.97' to a point; thence run N89°46'56"W for a distance of 55.01' to the Point of beginning of the hereinafter described parcel; thence run N89°46'44"W for a distance of 901.5' to a point on a circular curve concave to the Northwest, said point bears S63°12'55"E from the center of said curve; thence run SW/ly along the arc of said curve, having for its elements a central angle of 01°44'02" and a radius of 5,000' for an arc distance of 151.31' to a Point of reverse curvature with a circular curve concave to the Southeast; thence run along the arc of said curve, having for its elements a central angle of 25°10'53", a radius of 460' for an arc distance of 202.17' to a point; thence run S89°46'44"E for a distance of 1,018.97' to a point on the W/ly right-of-way line of S.W. 137 Avenue; thence run N01°21'22"E for a distance of 327.35' to the Point of beginning.

LOCATION: West of S.W. 137 Avenue & lying approximately 898' south of S.W. 136 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 15.378 Net Acres

RU-3M (Minimum Apartment House 12.9 units/net acre)

IU-1 (Industry – Light)

GU (Interim)

APPLICANT: HOMESTAR AT SUNSET COVE, INC.

- (1) Applicant is requesting to permit single-family residences setback 19.33' from the front property lines (15' required for 50% of the linear frontage of the width of the house - 25' required for balance).
- (2) Applicant is requesting to permit single-family residences setback 20' from the rear property lines (15' required for 50% of the linear frontage of the width of the house - 25' required for balance).
- (3) Applicant is requesting to permit single-family residences with a lot coverage of 48.6% (45% permitted).
- (4) Applicant is requesting to permit swimming pools setback 3' from the rear property lines (7.5' required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "M. M. N. F. P. Plot Plan Homestar Landings," as prepared by Arkitere, Inc., dated stamped received 3/16/05 and consisting of 10 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract 8, MIAMI EVERGLADES LAND CO., Plat book 2, Page 3.

LOCATION: The Southeast corner of S.W. 167 Avenue & S.W. 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10 Acres

PRESENT ZONING: RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 05-6-CZ11-3 (05-52)

12-55-39  
Council Area 11  
Comm. Dist. 8

APPLICANTS: JORGE & CRISTINA PEREZ

Applicant is requesting to permit an addition to a single-family residence setback a minimum of 18'10" from the rear (south) property line (25' required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Mr. & Mrs. Jorge G. Perez," as prepared by OLR Orestes Lopez-Recio, consisting of 4 sheets and dated stamped received 2/23/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 39, Block 6, DEVON-AIRE ESTATES, SECTION SIX, Plat book 108, Page 95.

LOCATION: 12410 S.W. 104 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)